

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Raza Gilani		CHAPTER 13
	Debtor	
Shazia Hashmi		
	Co-Debtor	
PNC BANK, NATIONAL ASSOCIATION		NO. 22-11280 AMC
	Movant	
vs.		
Raza Gilani		11 U.S.C. Section 362
	Debtor	
Shazia Hashmi		
	Co-Debtor	
Scott F. Waterman		
	Trustee	

**CONSENT ORDER**

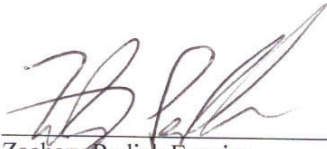
AND NOW, it is hereby stipulated and agreed by and between the undersigned as follows:

1. Pursuant to this Consent Order, Both Debtor and Debtor's attorney have agreed to relief from stay regarding the property address 2820 Westerham Road, Downingtown, PA 19335 ("Property") as of July 31, 2023.
2. Movant may grant immediate relief from the automatic stay and waiving the stay provided by Bankruptcy Rule 4001(a)(3).
3. If the case is converted to Chapter 7, Movant shall file a Certification of Default with the Court and the Court shall enter an order granting Movant relief from the automatic stay.
4. If the instant bankruptcy is terminated by either dismissal or discharge, this agreement shall be null and void, and is not binding upon the parties.
5. The provisions of this stipulation do not constitute a waiver by Movant of its right to seek reimbursement of any amounts not included in this stipulation, including fees and costs, due under the terms of the mortgage and applicable law.
6. The parties agree that a facsimile signature shall be considered an original signature.

Date: August 2, 2023

**/s/ Denise Carlon, Esquire**  
Denise Carlon, Esquire  
Attorney for Movant


Date: 8-9-23

  
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Zachary Perlick Esquire.  
Attorney for Debtor(s)

Date: 8/10/2023

/s/ Ann E. Swartz, Esq.  
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Scott F. Waterman Esquire.  
Chapter 13 Trustee

Approved by the Court this 16th day of August, 2023. However, the court retains discretion regarding entry of any further order.

  
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Bankruptcy Judge  
Ashely M. Chan